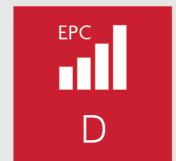
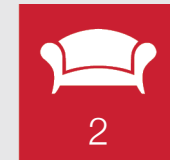




Thorntons
The right way to move

21 Middlegate,
Friockheim,

Arbroath, DD11 4TS





Summary

This well-presented link-detached home is set within the peaceful village of Fricockheim, offering flexible and generously proportioned accommodation. The property opens with a welcoming hall, leading to a study/sitting room and a sunny double-aspect living room with a log burner, alongside a well-appointed dining kitchen with utility room, quality worktops, integrated appliances, and excellent storage. The home continues with a principal bedroom with built-in wardrobes, three further bedrooms, a family bathroom with storage cupboard, and a modern shower room with vanity storage. Externally, the home benefits from private gardens with lawns and mature planting, a greenhouse and summer house, and a multi-vehicle driveway. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Features

- Link-detached house in Fricockheim
- Entrance hall with storage
- Versatile study/sitting room
- Sunny dual-aspect living room with log burner
- Well-appointed dining kitchen with utility room
- Sun-filled principal bedroom with wardrobes
- Three more bedrooms (two with storage)
- Versatile eaves storage
- Bathroom with storage cupboard
- Modern shower room with vanity storage
- Private gardens with mature planting
- Greenhouse and summer house
- Private multi-vehicle driveway
- Gas central heating and double glazing



"The property offers versatile, well-proportioned accommodation including multiple living spaces and four bedrooms."





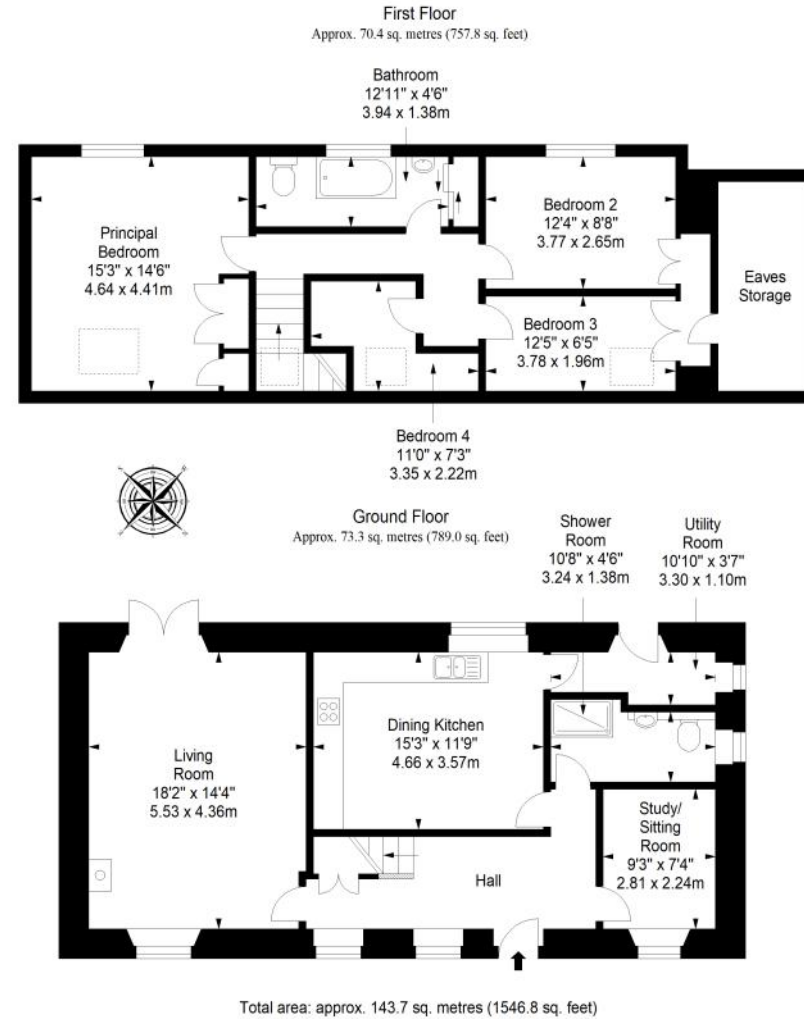




"Set in Friockheim, 21 Middlegate
enjoys a peaceful village setting with
local amenities nearby."



Floorplan





Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland